CHRISTOPHER HODGSON









Swalecliffe, Whitstable

£645,000 Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Swalecliffe, Whitstable

75 Kite Farm, Swalecliffe, Whitstable, Kent, CT5 2PB

An significantly extended and beautifully presented family home, enjoying a peaceful position and situated in a desirable location within close proximity of the seafront, shops and amenities, supermarkets, bus routes, and short walking distance of Chestfield & Swalecliffe mainline station (0.7 miles).

The bright and spacious accommodation is arranged to provide a generous reception hall, a living/dining room with bi-folding doors leading to the garden, a contemporary kitchen/breakfast room with a range of integrated appliances, a sitting room, three double bedrooms, and a bathroom.

To the first floor, there are a further two double bedrooms, both with en-suite bathrooms, and a balcony which is accessed from the principal bedroom providing a perfect vantage point to enjoy the views of the sea and Whitstable's famous sunsets.

The rear garden is a particularly attractive feature of the property and extends to 96ft (29m), incorporating a natural stone terrace, a raised decked seating area, and a garden studio which would suit a variety of uses. A block-paved driveway provides access to the integral garage with a utility area, and ample off-street parking. A footpath adjacent to the property provide access to Swalecliffe beach.







LOCATION
Kite Farm is situated in Swalecliffe, where a selection of local shops, railway station and regular bus routes to Whitstable, Herne Bay and Canterbury can be found. The town centre of Whitstable is approximately three miles distant where a range of shops, schools and leisure facilities can be found. Mainline rail services at Chestfield and Whitstable stations offer frequent services to London (Victoria approximately 1hr 20mins) and the A299 is accessible offering access to the A2 and M2 that link to the channel ports and subsequent motorway network.

ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall
- Sitting Room 16'10" x 11'1" (5.14m x 3.38m)
- Kitchen/Breakfast Room 14'9" x 10'10" (4.50m x 3.31m)
- Living/Dining Room 19'7" x 13'5" (5.97m x 4.09m)
- Bedroom 3 12'4" x 11'10" (3.78m x 3.63m)
- Bedroom 4 10'8" x 9'1" (3.26m x 2.79m)
- Bedroom 5 9'3" x 8'2" (2.82m x 2.51m)
- Shower Room

FIRST FLOOR

- Bedroom 1 15'11" x 13'5" (4.86m x 4.09m)
- Balcony 11'5" x 6'9" (3.48m x 2.06m)
- En-Suite Bathroom
- Bedroom 2 14'9" x 13'5" (4.51m x 4.11m)
- En-Suite Shower Room

OUTSIDE

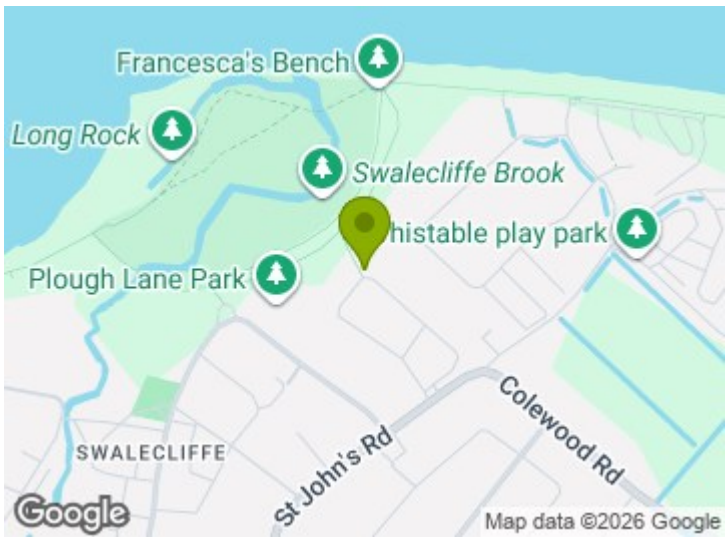
- Garden 96' x 65' (29.26m x 19.81m)
- Garden Studio 12'3" x 9'2" (3.73m x 2.79m)
- Integral Garage 16'4" x 7'10" (4.98m x 2.39m)
- Utility Area









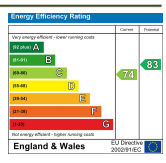

Francesca's Bench
Long Rock
Swalecliffe Brook
histable play park
Plough Lane Park
SWALECLIFFE
St John's Rd
Colewood Rd
Google
Map data ©2026 Google



Main area: Approx. 145.0 sq. metres (1560.7 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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